

**City of Fort Lauderdale  
Utility Advisory Committee  
Tuesday, November 23, 2004 – 6:30 p.m.  
100 North Andrews Ave., 8<sup>th</sup> Floor Conference Room  
Ft. Lauderdale, Florida 33301**

<u>Committee Members</u>	<u>Present/ Absent</u>	<u>Attended (cumulative 1/04 to 12/04)</u>	<u>Missed</u>
Bunney Brenneman, Chair	P	8	0
Richard Barrett	P	8	0
David Benjamin	P	7	1
Christine Campbell, Vice-Chair	P	6	2
L. Thomas Chancey	P	8	0
Bob Cole	P	5	3
Margaret Haynie Birch	P	3	1
Fred Stresau	A	5	3
Claire Vickery	A	5	3
Nathaniel Wilkerson	P	5	3
Andy Ziffer	P	7	1

City Representatives

Karl Shallenberger, Staff Liaison  
Jamie Opperee, Recording Secretary  
Maurice Tobon, Waterworks 2011

Guests

Ted Fling, VPCA  
Craig Allison, Progresso Village  
Ron Centamore, Progresso Village  
Rene Lepine, Progresso Village  
Andrew Schenfield, Progresso Village  
Ron Sas, Progresso Village  
Sergio Bianci, Fort Lauderdale resident  
Carol Morrissey, Fort Lauderdale resident  
Tom Wolf, Progresso Village

**I. Call to Order**

The meeting was called to order at 6:35 P.M. by Chair Bunney Brenneman.

**II. Roll Call**

Roll call was then taken by Ms. Opperee.

### **III. Self Introductions**

Board members, city representatives, and guests introduced themselves in turn.

### **IV. Approve Minutes of August 24 and October 26, 2004 Meetings**

Chair Brenneman stated that the August 24, 2004 minutes were approved.

Mr. Chancey pointed out that on Page 6 of the October 26 minutes, he had misstated that Pembroke Pines had begun ticketing Asplundh crews; this was not true. In fact, Miramar no longer allowed Asplundh crews into their city.

***Motion** made by Mr. Barrett, seconded by Ms. Campbell, to approve the minutes of the October 26, 2004 meeting as amended. In a voice vote the motion passed unanimously.*

### **V. Old Business – Workshop Updates**

#### **Second Avenue Water Tank / Tower      Maurice Tobon, Waterworks 2011**

Mr. Maurice Tobon, Waterworks 2011, presented photographs and descriptions of the building materials used for several styles of elevated water tanks and invited feedback from everyone in attendance. All of the styles would hold at least 1.5 million gallons. The styles were as follows:

- Composite Elevated Tank
  - Concrete column
  - Approximately 140 feet tall
  - Pump can be located in hollow lower section of tower

Mr. Tobon pointed out that the tank's elevation allowed gravity to help move the water, aiding the pump during high demand times and therefore saving some energy. Another example of this tank included architectural elements on the top level.

- Spheroid
  - Smaller base
  - All steel

Mr. Tobon noted that steel tanks required significantly more maintenance than concrete tanks. Mr. Chancey asked if all these designs were capable of withstanding a hurricane. Mr. Tobon stated that they were all comparable in that regard.

- Crom Concrete Tank

- All Concrete
- Not painted – low maintenance
- Most expensive
- Variable capacity – higher capacity was more economical
- 150 feet tall
- 30 foot base

Mr. Tobon was unsure if the pump or a backup generator could fit inside the tower of this model.

Mr. Centamore asked if height could be added to the tank at a later time; it could not. Mr. Schenfield, neighbor of the existing tower, stated that he appreciated Mr. Tobon's presenting them with options, but did not feel any of these designs blended in with the neighborhood. Mr. Lepine wondered if the space saved by using an elevated tank could be utilized for landscaping and green space, or if security concerns prevented that. Mr. Tobon agreed to look into this. Mr. Bianci stated that none of Mr. Tobon's photographs showed the tank in a city setting and felt these designs would not blend in with existing and planned construction in the area.

Dr. Benjamin asked Mr. Tobon to speak with the City Manager of Boynton Beach to determine if the installation of the elevated tank there had resulted in decreased property values. Ms. Morrissey, who lived right next to the existing tower, asked how long it would take for new foliage to grow in. Mr. Chancey stated it would only take about twelve months. Mr. Lepine commented that he liked the Crom design, as it minimized the amount of tank visible at eye level and maximized the amount of landscaping that could be done around it.

Mr. Chancey noted that the old tank located at the end of Broward Boulevard had been well shielded by Gumbo Limbo trees. He felt the elevated tank was an upgrade from the original five-story building design. Mr. Tobon told Mr. Barrett that the new tank's base was less than half the diameter of the existing tank's base. Mr. Tobon confirmed for Mr. Allison that construction would take approximately twelve months.

Mr. Centamore felt the designs should be considered by the neighborhood association and their preference communicated to the UAC. Since the design had been entirely changed, Mr. Tobon noted that now the project had to go through the entire cycle, through DRC, the Planning and Zoning Board, and the City Commission. He did want make certain that the final design met with the approval of the neighborhood association before proceeding. Mr. Cole and Mr. Lepine asked Mr. Tobon to create a graphic showing landscape design on the site.

Mr. Sas was worried that this neighborhood might not be ready for a park; he feared that this type of space would encourage loitering, drug dealing and prostitution. Mr. Tobon remarked that the park should be completed at the same time the tank was built or it would never be done. Mr. Chancey felt the area did not have to be a park, per se, it should just supply additional green space for the neighborhood; security issues could be taken into account as well. Mr. Wolf was interested in how the tank would cast shadows on the surrounding neighborhood. Mr. Barrett pointed out that the smaller shadow that would move throughout the day was preferable to the shadow that would be cast by the old five-story building design. The lower maintenance was a great plus as well.

There was general consensus that the Crom design and the concrete tank with the architectural elements were preferred. Mr. Tobon explained that most cities were using the building style and were eschewing elevated tanks due to building and maintenance costs and liability issues. The original design would cost approximately \$600,000 and the elevated tank would cost approximately \$3.75 million. Mr. Barrett concluded that the original design was less expensive to build, but was more expensive to operate and maintain; the new design was more expensive to build, but less expensive to operate and maintain. Mr. Shallenberger pointed out that the additional cost of the more expensive tank would never be recovered.

Mr. Shallenberger pointed out that they must decide on one plan that Mr. Tobon could work from. Mr. Barrett suggested moving the site and Mr. Shallenberger explained that a site change would make the project much more expensive because the entire distribution system would need to be re-routed. Mr. Tobon agreed to do more research and develop a site plan to present to the Progresso Village Neighborhood Association.

#### **Update on Energy Roundtable Arrangements**

**Karl Shallenberger**

Mr. Shallenberger stated that he and Chair Brenneman had considered many of the suggested sites and also the possible dates for the Energy Roundtable. They had examined the auditorium at the Main Library and found it very suitable. Chair Brenneman described the space and how the panel would be arranged. Mr. Shallenberger stated that he had reserved the auditorium for February 22, 2005; they could cancel this if they decided on another date.

#### **Roundtable on Renewable Energy & Energy Conservation - Dr. Benjamin**

Chair Brenneman noted that the Public Information Office had suggested changing the name from "Panel" to "Roundtable."

Mr. Barrett wondered what FPL could contribute to the discussion; Dr. Benjamin noted that FPL was the major energy producer for the state and he felt it was important to include

them as a partner in the search for alternative sources of energy. Mr. Cole asked what ideas would be presented at the Roundtable. Dr. Benjamin named the proposed attendees and their fields of expertise:

- Robert Farmer, energy planning and conventional energy
- Rand Eckhart, contractor who had erected buildings with solar capabilities
- Jennifer Skizlak, an educator at the Florida Solar Energy Center

Dr. Benjamin and Mr. Shallenberger were searching for a lawyer versed in Florida energy law and Dr. Benjamin also wanted to include someone from the United States Green Building Council, which certified environmental designers.

Dr. Benjamin explained that they wanted to make this information relevant to homeowners. He said that a recent study had determined that conservation alone could save the United States 47% of the energy it used. These methods were realistic, and available now. The goal of the Roundtable was to present ideas and examples of what had already been done in the United States that was applicable to South Florida.

Mr. Ziffer was very concerned about the Port Everglades power plant and wondered if they must accept FPL's plans; he did not want to just accept the fact that the plant was grandfathered in. He wanted the community to be made aware of how toxic that plant was and to consider what could be done to change that. Dr. Benjamin wanted to know if that plant would be upgraded enough to serve the City's needs in the future and also if FPL was building new plants. He asked Chair Brenneman to recognize Mr. Farmer to discuss these points.

Mr. Farmer explained that the existing power plants could not possibly provide enough power for the region's growing population. There were plans to expand every one of FPL's facilities, including Port Everglades. He noted that FPL had contracted with the government of Qatar to deliver 800 billion BTUs of natural gas to South Florida beginning in 2008. He felt they should question whether they really wanted this fuel going to existing inefficient power plants. Incentives should be created for distributed generation. Mr. Farmer felt the first step was for the public to talk about it and decide that something must be done. The next step was for the public to come to agreement on some very important decisions.

Mr. Cole stated they had an immediate need regarding the power substations and other issues; these problems would not be mitigated by alternative energy sources. He felt that as the price of fuel increased, the alternatives would become more attractive. Ms. Campbell felt that the goal of hosting the panel was to get people thinking about the future.

Chair Brenneman acknowledged the presence of Mayor Naugle at the meeting.

Dr. Benjamin noted that the price of water would drive innovation as well. In regard to ethics and ideals, Dr. Benjamin wondered if they wanted to be dependent on the government of Qatar for energy. While total energy independence was not possible, conservation and the use of alternative energy would help to reduce dependence. Mr. Farmer agreed and cautioned that local distribution lines were not designed to carry the anticipated loads. If new power stations could not be built where they were needed, on the beach, for instance, then larger distribution lines would have to be used to move power from remote stations to where it was needed. Another choice was to insist on building codes requiring the most up-to-date, energy efficient buildings possible.

Mr. Farmer stated that there were three things to consider in regard to energy: affordability, availability, and cleanliness. Two of these components were usually found in any fuel, but all three virtually never were. The problem was, the vast majority of people on the planet could not afford electricity at a rate any higher than they were paying now. FPL and the PSC must be brought to the table and included in any future energy plans.

In addition to the participants Dr. Benjamin had already named, he wanted to find someone who could integrate all the technologies in an educational way: an architect, perhaps. Chair Brenneman stated that the Public Information Office had informed her that the information must be provided to them before mid-December to be included in Focus on Fort Lauderdale and in various area neighborhood association newsletters. Dr. Farmer suggested attorney Colleen Kettles, with the Florida Solar Energy Industry Association for the Roundtable. He also suggested that Dr. Benjamin contact Steve Sim from FPL, who was in charge of power planning.

Mr. Chancey asked how they could encourage conservation through ordinance. Dr. Benjamin spoke about Austin, Texas, which used incentives to encourage conservation using a point system and building assessments. He felt that the community must be made aware of these programs and then they would pressure politicians to make changes. Dr. Benjamin also thought Tony Rosa, the alternative energy person for Broward County, should be included in the Roundtable.

Mr. Farmer encouraged the Board to develop public interest, build a knowledge base in the community and encourage people to get involved in the ongoing process. Mr. Barrett was seriously worried that the City's infrastructure was not prepared for the growth the City was experiencing.

Mr. Shallenberger stated that they should stop coming up with new ideas for the first Roundtable; they needed to start getting commitments from the speakers and putting the project together. The Board then discussed the time required to get commitments from speakers and advertise the event. Mr. Barrett suggested Mr. Shallenberger get in touch with Steve Kelly, who published many civic association newsletters. Mr. Chancey offered

to post the announcement on his message center sign on Broward Boulevard. It was ultimately decided that the Roundtable would be held on March 22, 2005.

**Other Old Business -- None**

**VI. New Business**

**Report and Discussion on Line Clearing**

**FPL**

Chair Brenneman announced that she had received an email from Lynn Shatas today explaining that due to the hurricanes, the reports would be delayed until the first or second quarter of 2005.

Mr. Chancey stated that the PSC had approved giving FPL additional money for all of the line clearing done after the hurricanes. He felt the UAC should ask for an explanation of this.

**Proposed Sistrunk Substation Landscaping Update**

**FPL**

Ms. Shatas stated in the email that FPL was committed to working with the City on this. FPL designers were to submit something for Mr. Stresau to look over. It was expected that this would be complete by year's end and something would be available by the December meeting.

**Other New Business – None**

**VII. Good of the Committee**

**VIII. Next Meeting**

**Date:**

Chair Brenneman pointed out that the prospective meeting date for December conflicted with the City Commission meeting. After discussion, the Board decided that they would not meet in December.

***Motion** made by Mr. Barrett, seconded by Ms. Haynie-Birch, to have Mr. Shallenberger prepare an advisory report on the progress of the February Roundtable arrangements in lieu of their December meeting. In a voice vote the motion passed unanimously.*

Utility Advisory Committee  
Regular Meeting  
November 23, 2004  
Page 8 of 8

**Agenda:**

Chair Brenneman stated she would put the power pole/right-of-way issue on the agenda for the January meeting. She asked Ms. Haynie-Birch and Mr. Wilkerson to follow up on the situation on 19<sup>th</sup> Street where children were walking into the street to avoid poles placed in the sidewalks. Ms. Haynie-Birch suggested someone contact Gerri Gracios from the School Board.

**Roundtable on Renewable Energy & Energy Conservation– March 22, 2005**

**IX. Adjourn**

Thereupon, the meeting adjourned at 9:20 p.m.